149.0	0002	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	858,500 / 858,500
					USE VALUE:	858,500 / 858,500
					ASSESSED:	858,500 / 858,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		BENJAMIN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HALL KRISTIN & ANDREW
Owner 2:	
Owner 3:	
Street 1:	15 BENJAMIN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LUCAS GEORGE W JR -
Owner 2:	-
Street 1:	15 BENJAMIN RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,788 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1929, having primarily Vinyl Exterior and 2212 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4788.000	464,000		394,500	858,500
Total Card	0.110	464,000		394,500	858,500
Total Parcel	0.110	464,000		394,500	858,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 388.11 | /Parcel: 388.1

Legal Description

User Acct 97914

GIS Ref

GIS Ref

Insp Date 04/09/14

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID 149.0-0002-0010.0

!11625!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	464,000	0	4,788.	394,500	858,500	858,500	Year End Roll	12/18/2019
2019	101	FV	349,700	0	4,788.	394,500	744,200	744,200	Year End Roll	1/3/2019
2018	101	FV	349,700	0	4,788.	349,500	699,200	699,200	Year End Roll	12/20/2017
2017	101	FV	349,700	0	4,788.	293,100	642,800	642,800	Year End Roll	1/3/2017
2016	101	FV	349,700	0	4,788.	293,100	642,800	642,800	Year End	1/4/2016
2015	101	FV	211,000	0	4,788.	253,600	464,600	464,600	Year End Roll	12/11/2014
2014	101	FV	233,200	0	4,788.	245,200	478,400	478,400	Year End Roll	12/16/2013
2013	101	FV	230,900	0	4,788.	233,300	464,200	464,200		12/13/2012

PRINT

Date	Time
12/11/20	01:46:11

LAST REV

Date	Time
10/19/20	12:08:31
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11625

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LUCAS GEORGE W	37684-567		1/15/2003		444,000	No	No		
	13566-2		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	97914
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/19/2013	571	Addition	136,000	C				
12/20/2012	1680	Manual	12,500	C				
7/6/2011	665	Redo Bat	15,000					
10/21/2003	905	Redo Kit	15,000	C		G6	GR FY06	
4/21/1992	141	Manual	10,500					SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2020	Mail Update	MM	Mary M
4/9/2014	Measured	PC	PHIL C
7/11/2013	Meas/Inspect	JBS	JOHN S
5/30/2013	Info Fm Prmt	EMK	Ellen K
4/10/2013	Info Fm Prmt	MM	Mary M
3/29/2012	Info Fm Prmt	BR	B Rossignol
10/31/2008	Meas/Inspect	345	PATRIOT
6/22/2005	Permit Visit	BR	B Rossignol
4/2/2003	MLS	MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4788		Sq. Ft.	Site		0	70.	1.18	8									394,547						394,500	

Total AC/HA: 0.10992 | Total SF/SM: 4788 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 394,547 | Spl Credit | Total: 394,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.12468350
Const Adj.:	0.98000199
Adj $ / SQ:	143.285
Other Features:	118450
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	486354
Depreciation:	22372
Depreciated Total:	463982

COMMENTS

ADDITION IS 75% complete as of 4/9/14.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

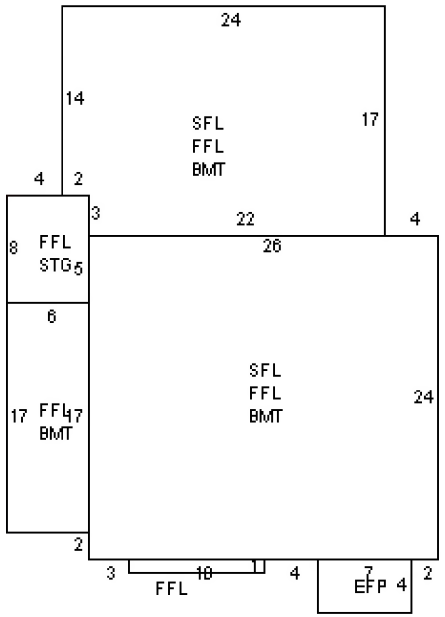
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	143.28
Special Features:	0	Val/Su Net:	135.83
Final Total:	464000	Val/Su SzAd	209.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,186	143.280	169,936
BMT	Basement	1,128	42.990	48,488
SFL	Second Floor	1,026	143.280	147,010
STG	Storage	48	9.960	478
EFP	Enclos Porch	28	71.150	1,992

Net Sketched Area:	3,416			Total:	367,904
Size Ad	2212	Gross Are	3416	FinArea	2212

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

149.0-0002-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	